

NO TRANSFER
TAX PAID

Lot

Know all Persons by these Presents,

020997

That WE, EDWARD J. DUBOIS and ANITA M. DUBOIS, husband and wife, both of the City of Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other good and valuable considerations,

paid by LAWRENCE A. DUBOIS,

whose mailing address is David Terrace, Waterville, Maine - 04901,

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said LAWRENCE A. DUBOIS, his

heirs and assigns forever,

A CERTAIN LOT OR PARCEL OF LAND together with the buildings and improvements erected thereon, situate, lying and being in the City of Waterville, County of Kennebec and State of Maine and more particularly bounded and described as follows, to wit: -

BEGINNING at an iron pin which marks the southwest corner of land of Alex Gagnon, and the northwest corner of land of Edward J. Dubois, located in the east boundary of a right of way running from Oakland Street to Francis Street; thence running southerly along the east boundary of said right of way a distance of eighty (80) feet to an iron pin; thence running easterly and parallel with the north boundary of Oakland Street, a distance of one hundred (100) feet to an iron pin located in the west boundary of land of Joseph Jacques; thence running northerly along the west boundary of said Joseph Jacques' land and parallel with the east boundary of the aforementioned right of way, a distance of eighty (80) feet to an iron pin; thence running westerly and parallel with the north boundary of Oakland Street, a distance of one hundred (100) feet to the iron pin which marks the point of beginning.

MEANING AND INTENDING to hereby convey the lot of land eighty (80) feet by one hundred (100) feet in area, which is part of the northerly portion of land now owned by the said Edward J. Dubois.

BEING the same premises conveyed to the said Grantors herein under and by virtue of a certain Deed from Waterville Savings Bank dated February 25, 1975 and recorded in the Kennebec County Registry of Deeds in Book 1796, at Page 115.

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To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **LAWRENCE A. DUBOIS**, his

heirs and assigns, to them and their use and behoof forever.

And we do **covenant** with the said Grantee, his heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances;

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will **warrant and defend** the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, WE, the said **EDWARD J. DUBOIS** and **ANITA M. DUBOIS**,

and

~~husband/wife~~ of the said

joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this seventh day of the month of September, A.D. 1995.

Signed, Sealed and Delivered
in presence of

..... *Edward J. Dubois*
..... Edward J. Dubois
.....
..... *Anita M. Dubois*
..... Anita M. Dubois
.....

State of Maine, County of Kennebec

on

September 7, 1995.

Then personally appeared the above named Edward J. Dubois and

Anita M. Dubois

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

..... *Ronald M. Roy*
..... Notary Public
..... Attorney at Law

Printed Name, Ronald M. Roy

RECEIVED KENNEBEC CO.
SEP 8 1995
SEP 8 PM 3:09

ATTEST: *Thomas R. [Signature]*
REGISTER OF DEEDS

SEAL